001.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,600 / 912,600
					USE VALUE:	912,600 / 912,600
					ASSESSED:	912,600 / 912,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARIDIS PETER K & MARIA P/TRS
Owner 2:	PETER K KARIDIS REVOCABLE TR
Owner 3:	
Street 1:	68 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KARIDIS PETER K & MARIA -
Owner 2:	-
Street 1:	68 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2507 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	450,900	5,700	456,000	912,600
Total Card	0.115	450,900	5,700	456,000	912,600
Total Parcel	0.115	450,900	5,700	456,000	912,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.02 | /Parcel: 364.0

Legal Description

User Acct 439

GIS Ref

GIS Ref

Insp Date 08/04/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	450,900	5700	5,000.	456,000	912,600	912,600	Year End Roll	12/18/2019
2019	104	FV	348,400	5700	5,000.	484,500	838,600	838,600	Year End Roll	1/3/2019
2018	104	FV	348,400	5700	5,000.	353,400	707,500	707,500	Year End Roll	12/20/2017
2017	104	FV	326,100	3700	5,000.	307,800	637,600	637,600	Year End Roll	1/3/2017
2016	104	FV	326,100	3700	5,000.	262,200	592,000	592,000	Year End	1/4/2016
2015	104	FV	289,600	3700	5,000.	256,500	549,800	549,800	Year End Roll	12/11/2014
2014	104	FV	289,600	3700	5,000.	210,900	504,200	504,200	Year End Roll	12/16/2013
2013	104	FV	301,700	3700	5,000.	200,600	506,000	506,000		12/13/2012

!42!

PRINT

Date	Time
12/10/20	15:56:05

LAST REV

Date	Time
08/23/17	11:28:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 42

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARIDIS PETER K	1447-8		12/23/2013	Convenience	1	No	No		
A	791-97		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2004	98	New Wind	6,500					NEW KIT WINDOWS/KI
7/25/1995	423	Manual	1,100					REPLACE PORCH
10/6/1994	534		7,000					EXTEND BATH
8/31/1994	455		1,100					HANDICAP RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/7/2012	Info By Phon	BR	B Rossignol
5/4/2009	Measured	372	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06882727
Const Adj.:	0.99980003
Adj $ / SQ:	181.664
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653541
Depreciation:	202598
Depreciated Total:	450943

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

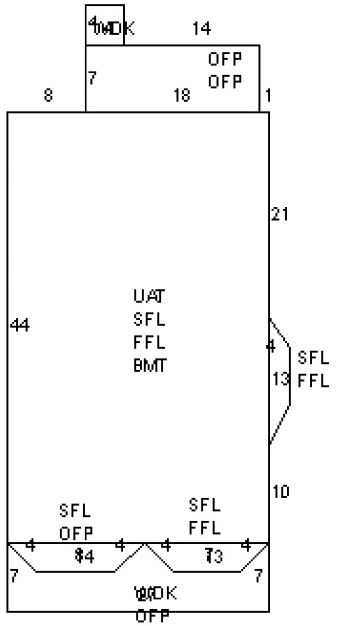
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.66
Special Features:	0	Val/Su Net:	99.21
Final Total:	450900	Val/Su SzAd	179.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,270	181.660	230,714
FFL	First Floor	1,237	181.660	224,719
BMT	Basement	1,188	54.500	64,745
OFP	Open Porch	411	20.510	8,430
UAT	Upper Attic	297	72.670	21,582
WDK	Deck	142	13.040	1,852

Net Sketched Area:	4,545			Total:	552,042
Size Ad	2507	Gross Are	5436	FinArea	2507

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	GD	1940	21.58	T	30	104			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700